

2025 Hybrid Homes Entrance and Monthly Fees

Unit Name	Type	Square Footage	Standard Entrance Fee	90% Refund Entrance Fee	Monthly Fee*
HYBRID HOMES					
Amherst	1 Bed/1 Bath	1,175 sq.ft.	\$318,000	\$589,000	\$3,323
Brookneal	1 Bed/1.5 Bath	1,304 sq.ft.	\$323,000	\$599,000	\$3,700
Cullen	2 Bed/2 Bath	1,390 sq.ft.	\$337,000	\$624,000	\$3,836
Darlington	2 Bed/2 Bath/Den	1,646 sq.ft.	\$387,000	\$717,000	\$3,861
*Second Person			\$12,500	\$25,000	\$1,048
**Premium View			\$10,000	\$10,000	

*Monthly Service Fee, 2nd Person Entrance and Monthly Service Fee are shown in 2025 dollars and are subject to annual increases.

**Premium View fee applies to the top level Cullen and Darlington floorplans.

Standard Refundable:

Your entrance fee is refundable to you or your estate on a declining basis over a 50-month period, less a 4% administrative charge. A standard declining refund is amortized at a rate of 2% per month for the first 50 months of occupancy. After 50 months, there is no refund on the entrance fee remaining. However, with payment of the ongoing monthly service fee, you'll continue to receive all the rights and benefits of residency.

90% Refundable:

Your entrance fee is refundable to you or your estate less a 4% administrative charge and a deduction of 1% per month for the first 10 months of residency. The refund is never less than 90% of the original entrance fee paid upon occupancy less the 4% administration fee.